

Park Avenue

Ruislip • Middlesex • HA4 7UL

Asking Price: £1,175,000



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Presenting an exceptional family home which has been extended, renovated and impressively designed to offer a superb residence in a sought after location, is this beautiful five bedroom property. Park Avenue is one of North Ruislip's most sought after residential roads close to Kings College playing fields and Ruislip Woods as well as being located within easy reach of Ruislip High Street and its Metropolitan/Piccadilly line station which provides regular connections to Baker Street and the City. There are a number of highly regarded schools in close proximity including Whiteheath nursery, infants, junior schools and Haydon Secondary school.

DETACHED

FIVE BEDROOMS

OPEN PLAN KITCHEN AND DINING

LIVING ROOM

SOUGHT AFTER LOCATION

CLOSE PROXIMITY TO RUISLIP WOODS

UTILITY

GARAGE

OFF STREET PARKING

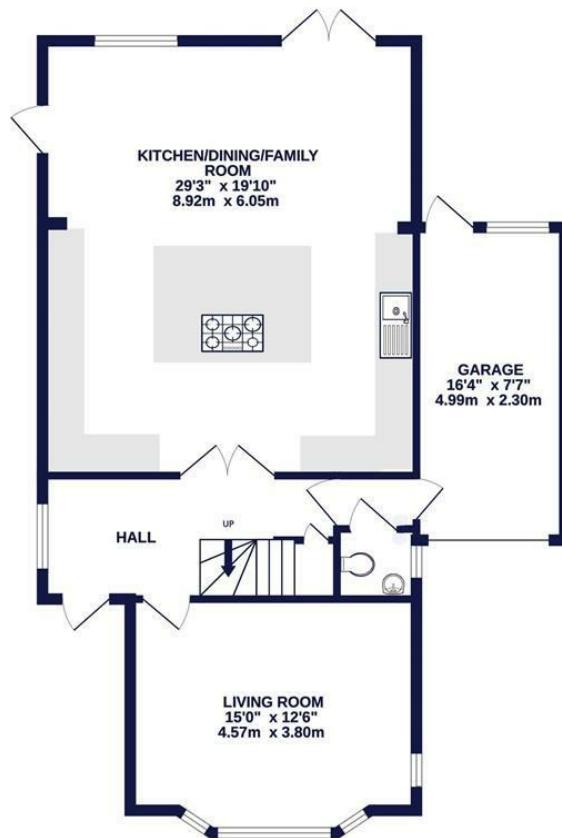
2020 SQ FT

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA: 2020sq.ft. (187.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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126-128 High Street, Ruislip,
Middlesex, HA4 8LL
ruislipsales@coopersresidential.co.uk

CoopersResidential.co.uk

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
2014/15: A	A
2014/15: B	B
2014/15: C	C
2014/15: D	D
2014/15: E	E
2014/15: F	F
2014/15: G	G
All energy efficient - higher running costs	
EU Directive 2002/91/EC	

England & Wales

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.